



COLE AVENUE
NEWTON-LE-WILLOWS
WA12 0EF

£230,000



COLE AVENUE, NEWTON-LE-WILLOWS, WA12 0EF

This Attractive, Bay-Fronted Three-Bedroom Modern Family Home Boasts Spacious Gardens, A Contemporary Open-Plan Kitchen/Diner, And A Superbly Appointed Bathroom. With A Double-Width Driveway, It Offers Convenience And Is Located Just A Short Distance From The High Street.

Approached by a double width driveway providing valuable parking, courtesy light, plus side access.

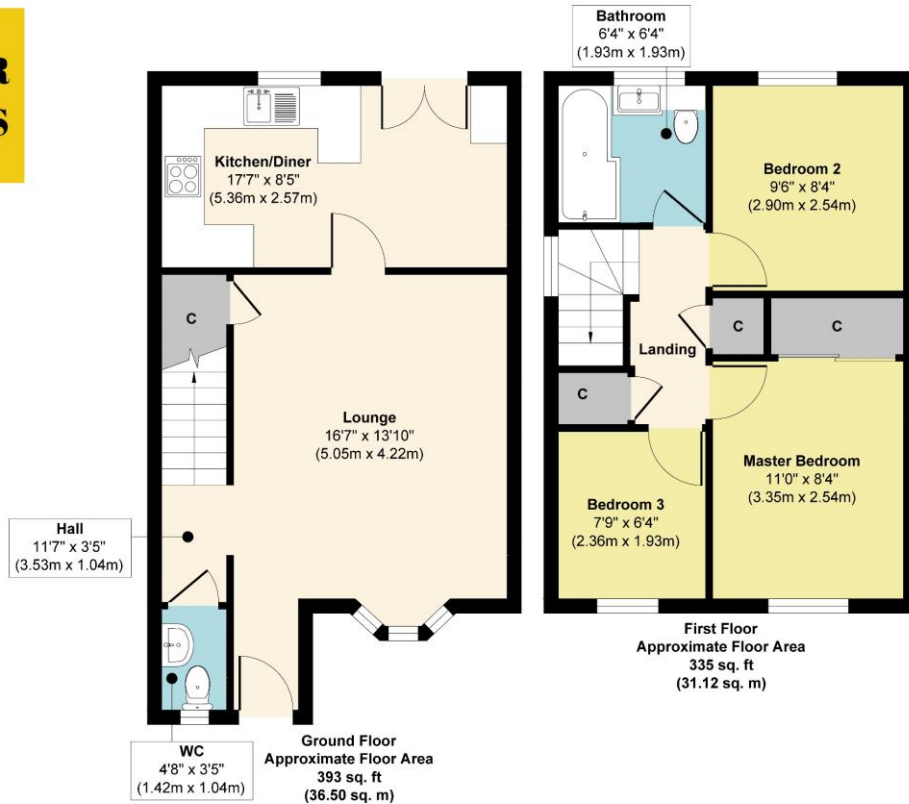
This sought after home incorporates an entrance hall, cloaks/WC, a spacious bay fronted lounge, a feature kitchen/diner with patio doors overlooking the rear gardens all to the ground floor, with three bedrooms and contemporary bathroom to the first floor.

The rear garden includes a paved patio area, large lawn, mature hedges, and borders with specimen shrubs.





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General Services:

All mains services are believed to be connected to the property.

Local Authority:

St Helens Borough Council

Council Tax:

Tax Band B

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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